CAPITAL FACILITIES IMPACT ANALYSIS
Land Use Committee Recommendation of May 19, 2004
ZMAP 2003-0002 GREENFIELD CROSSING

A. TOTAL PROJECTED CAPITAL FACILITIES IMPACT

Based on the proposed unit mix for the project, the total capital facilities impact of the proposed development is calculated using the proposed capital intensity factors as proposed by the Land Use Committee on May 19, 2004.

16 SFD x $33,034 = **$ 528,544**
91 SFA x $20,060 = **$1,825,460**

16 SFD + 91 SFA = **$2,354,004**

107 Total Units **$2,354,004 Total Projected Capital Facilities Impact**

B. ANTICIPATED CAPITAL FACILITIES CONTRIBUTION

The capital facilities impact associated with the units above 1.0 du/ac, (R-1 Zoned base density) is calculated by subtracting the number of dwelling units under 1.0 du/ac from the total number of units. The Land Use Committee has proposed applying the base density to single-family detached units rather than applying a unit mix breakdown to those units above 1.0 du/acre, and then subtracting the number of proposed affordable dwelling units. The calculation is as follows:

1. Units above 1.0 dwelling units per net acre

   Net developable acreage = 34.27

   34.27 ac x 1.0 du/ac = 34 units

   34 SFD units x $33,034 = $1,123,156

2. Subtract Affordable Dwelling Units (ADU's)

   7 SFA ADUs

   91 proposed SFA units – 7 proposed SFA ADUs = 84 SFA units

3. Anticipated Capital Facilities Contribution

16 SFD x $33,034 = $528,544
84 SFA x $20,060 = $1,685,040

(16 SFD + 84 SFA) – 34 SFD = **$1,090,428**

$1,090,428 Anticipated Capital Facilities Contribution

C. Proffers III.C. 1. and 2.: These proffers contribute $3,500 per residential unit to be used for regional road improvements or for multi-modal transportation facilities or programs in the Dulles South Community. Such proffers were specifically negotiated to provide for needed off-site improvements to the Braddock Road and Gum Spring Road area to improve access and mitigate impacts associated with this development.

Attachment 3